



## PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager Gregg Lodan at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page [www.tornet.com](http://www.tornet.com).

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

[28CFR 35.102-104 ADA Title II]

### HOURS OF OPERATION

Monday through Friday from  
7:30 a.m. to 5:30 p.m.

Offices are closed alternate Fridays.

City Hall will be closed  
Friday, January 19 & February 2

Monday, January 15 (Martin Luther King, Jr.)

## CITY OF TORRANCE PLANNING COMMISSION

CITY COUNCIL CHAMBERS  
CITY HALL, 3031 TORRANCE BOULEVARD  
TORRANCE, CALIFORNIA 90503

WEDNESDAY, JANUARY 17, 2007  
7:00 P.M.

\*\*\*\*\*

**"All progress is precarious, and the solution of one problem brings us face to face with another problem."**

~ MARTIN LUTHER KING JR ~

\*\*\*\*\*

### AGENDA

1. CALL TO ORDER
2. FLAG SALUTE
3. ROLL CALL / MOTIONS FOR EXCUSED ABSENCE
4. REPORT ON POSTING OF AGENDA  
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on 1/12/07.
5. APPROVAL OF MINUTES: DECEMBER 6, 2006
6. REQUESTS FOR POSTPONEMENTS

ROLL CALL: \_\_\_\_ Browning \_\_\_\_ Busch \_\_\_\_ Gibson \_\_\_\_ Horwich \_\_\_\_ Uchima \_\_\_\_ Weideman \_\_\_\_ Chairperson Faulk

**7. TIME EXTENSIONS**

**8. CONTINUED HEARINGS**

- A. PRE05-00052: TOMARO ARCHITECTURE (FARENTINOS)  
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 515 Via Monte D'Oro. (Res. No. 06-077)

**9. WAIVERS**

**10. FORMAL HEARINGS**

- A. DIV06-00020: SURF MANAGEMENT (STEVE FECHNER)  
Planning Commission consideration for approval of a Division of Lot to allow a lot line adjustment between two existing lots on property located in the Industrial Redevelopment Project Area, in the M-1 and M-2 Zone at 1715-1719 Abalone Avenue and 1820-1860 Carson Street. (Res. No. 07-001)
- B. MOD06-00006, DIV06-00025: NICK ADACHI ARCHITECTS (SAKURA FINETEK U.S.A., INC.)  
Planning Commission consideration for approval of a Modification of a Conditional Use Permit to allow revisions for the construction of Phase 3, a 49,420 square foot warehouse and manufacturing building, located between Phase 1 and 2 of the existing Sakura Finetek Corporate Headquarters, and to allow the merger of two lots into one lot on property located in the Industrial Redevelopment Project Area, Torrance Center II, in the M-2 Zone at 1750 W. 214<sup>th</sup> Street and 1600 Abalone Avenue. (Res. Nos. 07-002, 07-003)
- C. CUP06-00023: THE LITTLE GYM (JAMIE MAINVIELLE)  
Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of an indoor recreation center for children in an existing commercial tenant space on property located in the HDA2 Zone at 20914 Hawthorne Boulevard. (Res. No. 07-004)
- D. CUP06-00021, DIV06-00018: DENNIS LA CHARITE  
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of three condominium units in conjunction with a Division of Lot for condominium purposes on property located in the R-3 Zone at 1829 Cabrillo Avenue. (Res. Nos. 07-005, 07-006)

- E. CUP06-00022, DIV06-00019: SUBTEC-CHERYL VARGO (YUKIFUMI KOYAMA)  
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of two condominium units in conjunction with a Division of Lot for condominium purposes on property located in the R-2 Zone at 2571 W. Carson Street. (Res. Nos. 07-007, 07-008)
- F. CUP06-00015, DIV06-00013, VAR06-00001 (EAS06-00005): SUBTEC-CHERYL VARGO (JOHN L. RYAN JR.)  
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of two detached condominium units, a Division of Lot for condominium purposes, and a Variance for tandem parking for the guest space on property located in the R-3 Zone at 728 Sartori Avenue. (Res. Nos. 07-009, 07-010)
- G. CUP06-00017, TTM062882: SUBTEC-CHERYL VARGO (PAULA OLIVER, WILLIAM AND PATSY OLIVER)  
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a six unit condominium project in conjunction with Vesting Tentative Tract Map 062882 for purposes of merging two existing lots into one lot and for condominium purposes on property located in the R-3 Zone at 922 Sartori Avenue.  
(Res. Nos. 07-011, 07-012)

## **11. RESOLUTIONS**

- A. PRE06-00026: STEVE WUNDERLICH / 4C DESIGN GROUP  
Planning Commission adoption of a resolution reflecting their decision to deny a Precise Plan of Development for 4604 Vanderhill Road.
- B. WAV06-00021: ROY AND JENNIFER SASAKI  
Planning Commission adoption of a resolution reflecting their decision to approve a Waiver for 22623 Benner Avenue.

## **12. PUBLIC WORKSHOP ITEMS**

## **13. MISCELLANEOUS ITEMS**

- A. Green Building Presentation by Paul McCabe, Chairman of the Torrance Energy Conservation and Environmental Quality Commission.

## **14. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS**

## **15. LIST OF TENTATIVE PLANNING COMMISSION CASES**

## **16. ORAL COMMUNICATIONS FROM THE PUBLIC**

## **17. ADJOURNMENT**

ROLL CALL: \_\_\_\_ Browning \_\_\_\_ Busch \_\_\_\_ Gibson \_\_\_\_ Horwich \_\_\_\_ Uchima \_\_\_\_ Weideman \_\_\_\_ Chairperson Faulk